

Perry Building
821 Market Space (Pennsylvania Ave)
at 9th St., N.W.
Washington
District of Columbia

HABS No. DC-221

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
801 19th St., N.W.
Washington, D.C.

ADDITIONAL
FOLLOWING

PERRY BUILDING

Location: 821 Market Space, N.W.
Washington, D.C.

Present Owner: Jane C. Carey
350 Park Avenue
New York, New York

Present Occupant: Hickory House and Old Antique House

Present Use: Restaurant and Retail Store

Brief Statement of Significance: A commercial building from the days when Pennsylvania Avenue was the principal fashionable shopping area of Washington.

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178-PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: William B. Kibbey deeded to Augustus E. Perry and Thomas J. S. Perry on March 25, 1857 (J.A.S. No. 133-451 rec. April 29, 1857) the west half of lot #4 of square 408 and the south 18'-9" front of lot #5 of square 408 by 49'-11-1/2" depth "together with the two story brick building thereon" for \$25,000.

On October 21, 1881 (985-291 rec. Oct. 21, 1881), Mary Jane Perry, widow of Augustus E. Perry, R. Ross Perry, Mary C. Perry, William P. Young, Ida Perry Young, Seaton Perry, Mary Starr Perry, Willie Perry, Walter S. Perry, and Charles Perry, deeded to Sarah A. E. Perry, Martha Jane Burr, and Amanda E. Perry, the same land as in (J.A.S. No. 133-451) improved by "Perry Building" for \$60,000.

On May 23, 1902 (2684-202 rec. Oct. 9, 1902), Mary J. Welch leased to Parker Bridget & Co. the west half of lot #3 (old #317 Market Space) for 10 years with option of three year extension. Lessees promise to erect a substantial building to be at least 3 stories high with a cellar, in substantial conformity with the building next west and to be connected with premises now occupied by them on the west and north thereof. Upon leaving, lessees must provide separate entrance on Market Space and close connections. Building must cost \$12,000 and must be built by Jan. 1, 1903. (Land is presently improved by a house)

On June 4, 1902 (2694-232 rec. Nov. 24, 1902), the National Safe Deposit Savings & Trust Co. leased to Parker Bridget & Co. the lot A of original lot #4 (Old 819 Market Space). The lessors are trustees of Adele Clagett, acting at her request. This was a five year lease with a five year renewal option. On February 25, 1896 (2103-143 rec. Feb. 25, 1896), the property was leased to Seaton Perry. The executors of Seaton Perry assigned it to Rosenthal & Rosenthal on April 7, 1898, who assigned it to Parker Bridget & Co. on May 16, 1898. Parker Bridget & Co. agreed to build an additional story from front to rear with the right to remove east wall of first story of old #819 Market Space in order to connect with old #817 Market Space and make connections on the second, third, and fourth stories. Will close connections at end of lease.

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On August 28, 1902 (2684-197 rec. Oct. 9, 1902), Martha Jane Burretal leased to Parker Bridget & Co. the "Perry Building" (same property described as in JAS 133-451) for five years at \$6,000/year. It was to be used for sale of drygoods and such parties of first party are: Martha Jane Burr, Amanda E. Perry, and Addie B. Clark.

On May 30, 1907 (3288-15 rec. Nov. 5, 1909), Martha J. Burr deeded to Addie Burr Clark the "Perry Building."

On December 11, 1941 (7701-314 rec. Dec. 11, 1941), Addie Burr Clark deeded to Jane Perry Clark the "Perry Building."

2. Date of erection: Original portion was probably built circa 1860; addition was built 1902-1903.

B. Sources of Information

1. Primary and unpublished sources: The District of Columbia Records.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural merit and interest: A dignified and well proportioned commercial building, which, despite alterations, is a rare remaining example of the architecture on Pennsylvania Avenue in the mid-19th century.
2. Condition of fabric: This building is in fair condition with the first story modernized and commercialized.

B. Description of Exterior:

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1. Overall dimensions: 50' x 75'; 6 bays by 8 bays; four stories and basement; rectangular in shape.
2. Wall construction, finish and color: The west wall is brick painted gray. The south wall is covered with metal siding also painted gray. Just above the first story store window front is a horizontal panel of metal louvres which are probably for ventilation or cooling. The right side of the south wall is red brick with detailing.
3. Structural system, framing: The building has masonry bearing exterior walls.
4. Openings:
 - a. Doorways and doors: On the west wall near the southwest corner of the building is a doorway which measures approx. 6'-0" x 18'-0" and is trimmed in painted limestone. There are 3'-0" x 7'-0" double doors which share an opening 6'-0" x 7'-0". These doors are modern and have three square glass panels on each. Above this is a large glass panel which has a semi-circular top. This is trimmed in wood moulding.

On the south wall, in a diagonal position, are similar double doors but they do not have the tall segmented doorway. Above these is a horizontal glass panel with aluminum framing; in the center of this panel is the address number, "821". On the right half there is a modern metal framed glass entrance with double doors (5'-6" x 7'-0")

On the north end of the building is another modern entrance. The doorway measures 7'-0" x 5'-4" with 2'-8" wide double doors. This doorway is trimmed with modern wood moulding and wood paneling. It is recessed back 2'-10" with a canopy overhead.

On the very north end of the building is another simpler entrance leading to the second floor. This door measures 6'-10" x 3'-0" and has simple moulded trim. Above the door is 3'-0" x 2'-8" plywood panel. This modern door, also made of plywood, is plain and is painted black.

- b. Windows and shutters: The left half of the six-bay-wide south wall has one double-hung window (4/4) per bay, except for the first story store front which is all glass and completely modernized. The windows are painted gray with wood moulded trim. Each window

is segmented at the top and has a simple moulded sill.

The second story windows have segmented hood molds. One hood mold is above each window in the end bays and another larger hood mold is above the two center windows which are spaced closer. The third and fourth stories, however, have no hood molds. The fourth and second story windows, unlike the third story windows, have a moulded string which connects the sills.

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The fourth story windows have larger sills. Moreover, the two center windows at all stories share a common sill. The sills at the third and fourth stories have small block-like brackets--two brackets supporting the end sills and three supporting the center sill.

The right half of this front (built 1902) also has one window per bay; the windows, however, have square tops. At the second and third stories, the center window has a rigid glass panel and the right and left windows are double-hung (1/1). On either side of the center window at the second floor is a simple Roman Doric column in high relief. These columns are squared off on the outside of the end windows and support a horizontal run of entablature.

At the third story the windows are very similar to those at the second story but are divided by Ionic columns. These columns also support a run of entablature. Each column rests on a moulded pedestal which has been connected to the other pedestals to form a run.

The fourth story has five double-hung windows (1/1) very closely spaced and divided by simple square Doric columns which act as mullions. These mullions rest on a simple moulded belt which coincides with the window sills of the left half of the front. All windows have wood moulded trim.

The west wall is similar to the left half of the south wall. It is eight bays wide with windows identical to those on the south front. At the second story on the south end, a window in the end bay has a simple segmental hood mold. This is the only window with a hood mold. In addition, the second story windows have a large horizontal block which serves a sill. Under these windows is a moulded band which runs along the entire wall. A similar band runs under the fourth story windows.

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At the first story in the first four bays from the south end are windows with 21 rigid lights. These windows have been painted black and have a simple brick sill. The two end bays and the two center bays of the wall are projecting out approximately 2". Other than these differences, the wall follows the same pattern as the south wall.

5. Roof:

- a. Shape, covering: The roof is flat with a slight slope to the north.
- b. Cornice, eaves: There is a simple moulded cornice supported by a course of small ornamental brackets. Below this is a frieze of horizontal moulded panels which continue along both walls. Below these panels is a continuous moulded strip.

C. Description of Interior:

1. Floor plans: This building shows two separate floor plans which have been incorporated to form one building. On the first story, there are still two separate places of business; however, the upper stories of the two halves of the building have been incorporated to function as one. The south (front) wall still reveals that these were once separate buildings.

The first story on the left side of the building is a single business. Its long, rectangular shape has two entrances: One double entrance is at the southwest corner of the building, and one entrance is on the west wall. The plan is all open with a small kitchen area in the rear.

The right half of the building is very similar to the left half except that there is a small office area in the rear and stairs leading to the second floor. The second floor affords the advantage of the entire building, but is bisected by a center wall. The entrance to this half of the building is on the south wall with an additional second floor entrance at the rear of the west wall.

2. Stairways: The stairway to the second floor is original and in very good condition. It is 3'-6" wide with a landing. There are ten 8" risers to the landing and twelve risers from the landing to the next floor. The stairs are wood constructed with a wood moulded handrail and 10" wood treads with 1" metal nosing.

The soffit of the stairs is covered with wood panels and with ornamental sheet metal.

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3. Flooring: The floor is wood constructed with wood diagonal panels.
4. Wall and ceiling finish: The walls are plaster with a 7" baseboard painted gray. The ceiling is approximately 15'-6" high and covered with wood panels as well as ornamental sheet metal.
5. Doorways and doors: There is one interior doorway which is 3'-6" x 7'-0" and has no door or trim. This is the opening into the east adjacent building. The entire first floor is equipped with very modern wood doors measuring 3'-0" x 6'-8".
6. Mechanical equipment: This building is equipped with modern heating, lighting, plumbing, and cooling; and modern fixtures are visible throughout the building, both on the interior and exterior. There is a freight elevator 6'-0" x 6'-0" at the north end of the building.

D. Site and Surroundings:

1. General setting: The building sits on the northeast corner of Pennsylvania Avenue and Ninth Street, N.W. There is an adjacent building to the north and to the east of this building.

Prepared by: Thomas L. Fauntleroy
Student Architect
National Park Service
July 1969

APPENDIX
FELLOWS

Addendum to
Perry Building (Hickory House)
819-821 Market Space NW, Square 408, Lot 805
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Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

STATE	COUNTY	TOWN OR VICINITY
District of Columbia		Washington
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME)		HABS NO.
PERRY BUILDING (Permit #405, 8/27/1904)		DC-221
SECONDARY OR COMMON NAMES OF STRUCTURE		
"Hickory House"		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES)		
819-821 Market Space, N.W., Square 408, Corner Lot 805		
DATE OF CONSTRUCTION (INCLUDE SOURCE)	ARCHITECT(S) (INCLUDE SOURCE)	
No building permit available, building appears on 1872 Plat map. (Bastert, 1872)	Unknown	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE)		
The Perry Building was originally used as a retail establishment with Parker, Bridget and Co. Clothiers occupying the space in 1904 (Permit #405, 8/27/1904). In the early 1900's a water reservoir was situated on the roof and functioned as a source of water for the area. This building acts as a strong anchor for this (see attached sheet #1)		
STYLE (IF APPROPRIATE)		
Nineteenth Century Commercial with Italianate detailing.		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS)		
Wood framing on brick bearing walls; brick facing on Ninth Street facade and metal panels (simulating stone) on Market Space facade.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE)		
Rectangular - approximately 25'x95'x55'. Basement and four stories with a one story addition at northeast corner, approximately 25' square.		
EXTERIOR FEATURES OF NOTE		
Market Space - Three window bays with paired windows at center bay, moulded hood over pair architraves; molded architraves over all windows; stone belt course between first and second and third and fourth floors; metal sills on second floor; extensively altered storefront with remnants of older storefronts. Ninth Street - Four consecutive (See attached sheet #1)		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)		
First floor - Open Plan with dining room facilities; kitchen addition at northeast corner; lounge thru north party wall, (actually part of 305 Ninth Street); original pressed metal ceiling; hardwood floors covered over. Second floor - Discotheque and bar with access from adjacent (see attached sheet #1)		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES		
Storefront - Permit #192,013, 6/6/1936. Replace brick party wall in basement and first floor - Permit #192,823, 6/26/1936. Cut opening in east party wall on third and fourth floors - (see attached sheet #1)		
PRESENT CONDITION AND USE		
FAIR CONDITION - Restaurant and lounge on basement and first floor and discotheque on second floor.		
OTHER INFORMATION AS APPROPRIATE		
This building lies within the boundaries of the Pennsylvania Avenue National Historic Site. It is scheduled for redevelopment as part of the Pennsylvania Avenue Development Corporation's Historic Preservation Plan, 1977.		
SOURCES OF INFORMATION (INCLUDE LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.)		
Washingtoniana Collection, Martin Luther King Memorial Library - plat map information, Records, National Archives - building permit information.		
COMPILER, AFFILIATION		DATE
Bruce K. Deutsch - Anderson Notter/Mariani for -		11/18/80

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"Hickory House"

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SIGNIFICANCE (cont'd.)

corner of Market Space and is compatible with neighboring structures. The row is an important traditional element on Pennsylvania Avenue.

EXTERIOR FEATURES OF NOTE (cont'd.)

segmentally arched openings on first floor projecting pavilions at ends and center; elaborate Corinthian cornice and frieze on both facades.

INTERIOR FEATURES OF NOTE (cont'd.)

building thru north party wall; some original pressed metal ceiling. Basement is used as a bar.

MAJOR ALTERATIONS AND ADDITIONS WITH DATES (cont'd.)

No permit available.

Cut opening in north party wall on first and second floors - No permit available.

One story addition at rear of Lot 817 - No permit available.